



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 6/26/2006

Project No.: 436 - PA - 2006

Coordinator: DONALD HADDER, SR.

Case No.: _____

Project Name: _____

Project Location: 17677 N. 82nd St. Scottsdale, Az.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: I-1 PCD Proposed Zoning: I-1 PCD

Number of Buildings: 1 Parcel Size: 46,089 s.f.

Gross Floor Area/Total Units: 6,925 s.f. Floor Area Ratio/Density: 15%

Parking Required: 45 Parking Provided: 52

Setbacks: N - 15' S - 15' E - 20' W - 50'

Description of Request:

Colonial General Insurance Agency Inc. is proposing to construct a 14,000 square foot office building on the site that is currently zoned I-1 and is situated between 82nd Street and Pacesetter Way.

The site is approximately 1.25 gross acres/1.05 Net Acres in size and is currently vacant and has no improvements.

The site parking will tie in with the existing access off 82nd Street with new concrete walkways between the building and parking area to link the existing sidewalks on 82nd & Pacesetter Way.

The proposed building fits well within these setbacks and will be constructed with a combination of exposed integrally colored masonry block, synthetic stucco at parapet walls, and corrugated sheeting around the staircases and along second floor balconies. The overall building height will be approximately 31'-0" with some features up to a maximum of 34'-0" to keep within the maximum height restriction of 36'-0". The glazing will be tinted glass in aluminum storefront frames. The flat roof and all mechanical units will be hidden behind parapet walls.

Desert landscaping will be used exclusively and wherever possible, existing vegetation will be protected during construction, or relocated to open areas on the site.

76-DR-2006

8/11/2006

Planning and Development Services Department

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**MITTELSTAEDT
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LTD.**

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DATE: 08-11-06
JOB NUMBER: 10004

SECTION

DATE: 08-11-06
JOB NUMBER: 10004

**COLONIAL GENERAL
OFFICE BUILDING**
17677 N. 82nd STREET,
SCOTTSDALE, ARIZONA, 85255

WSET TITLE
THREESCAPE ELEVATIONS

WSET NUMBER
DRB5.1



WEST ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

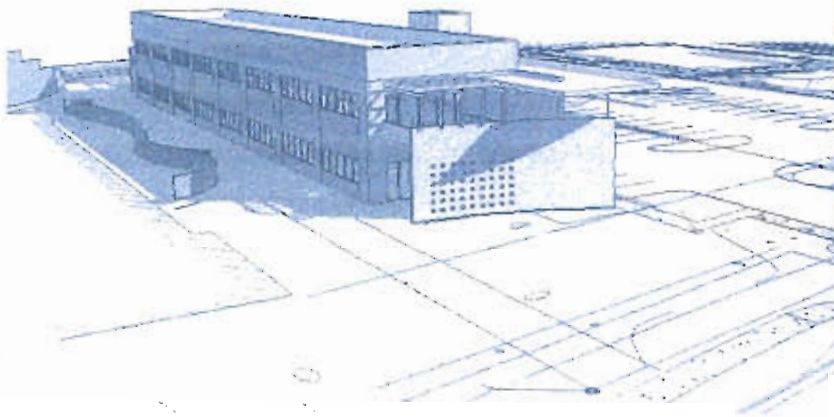


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

76-DR-2006
8/11/2006



NORTHEAST VIEW FROM 82nd STREET



SOUTHWEST VIEW FROM PACESETTER WAY



EAST VIEW FROM PACESETTER WAY

PERSPECTIVE VIEWS

MITTELSTAEDT
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ASSOCIATES
LTD.

ARCHITECTS
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PROJECT NAME: COLONIAL GENERAL OFFICE BUILDING
PROJECT NUMBER: 76-DR-2006
DATE: 8/11/2006
DRAWN BY: J. HANSEN
CHECKED BY: J. HANSEN
SCALE: AS SHOWN

REVISION

DATE: 8/11/2006
BY: J. HANSEN
FOR: DRB5.2

REVISION

DATE: 8/11/2006
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COLONIAL GENERAL
OFFICE BUILDING
17677 N. 82ND STREET,
SCOTTSDALE, ARIZONA, 85255

SHEET TITLE
PERSPECTIVE VIEWS

SHEET NUMBER
DRB5.2

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